This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Michael J. Lajoie
1113 Windsor Drive
Gallatin, TN 37066

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 07/30/01 16:46 2pgs
Fees:13.00 Taxes:251.60
20010730-0080752

WARRANTY DEED

(Map Number 83-2; Parcel Number 142.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **BILLY E. LOVE, an unmarried person**, have bargained and sold and do hereby transfer and convey unto **MICHAEL J. LAJOIE, a married person**, his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

TRACT 1: LAND in Davidson County, Tennessee, being Lot No. 22 on the Map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for said County.

SAID Lot No. 22 fronts 50 feet on the southerly side of Benjamin Avenue and runs back between lines, 131 feet on the easterly line and 131.5 feet on the westerly line to an alley on which it measures 50 feet.

BEING the same property conveyed to Billy E. Love by deed from James M. Gibson of record in Book 7574, page 31, Register's Office for Davidson County, Tennessee.

TRACT 2: LAND in Davidson County, Tennessee, being Lot No. 23 on the Map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for said County.

SAID Lot No. 23 fronts 64 feet on the southerly side of Benjamin Avenue and runs back between lines 131 feet on the westerly line and 133.9 feet on the easterly line along the westerly margin of an alley in the rear on which it measures 33 feet.

BEING the same property conveyed to Billy E. Love by deed from James M. Gibson, unmarried, of record in Book 7574, page 28, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instruments of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 421, page 36, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **1426 Benjamin Street, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 2001 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTOR FURTHER COVENANTS and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 26th day of July, 2001.

Billy E Love

BILLY E. LOVE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Billy E. Love, an unmarried person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 26th day of July, 2001.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$68,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of July, 2001.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE